

## Imaged Certificate of Notice Page 1 of 3

United States Bankruptcy Court  
Eastern District of PennsylvaniaIn re:  
Miranda Tsang  
DebtorCase No. 12-20703-jkf  
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: PaulP  
Form ID: pdf900Page 1 of 1  
Total Noticed: 3

Date Rcvd: Aug 24, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 26, 2017.

db +Miranda Tsang, 1617 Hampton Road, Havertown, PA 19083-2505  
+George Conway, Esq., Office of the United States Trustee, 833 Chestnut Street, Suite 500,  
Philadelphia, PA 19107-4405

cr ++NATIONSTAR MORTGAGE LLC, PO BOX 619096, DALLAS TX 75261-9096  
(address filed with court: NATIONSTAR MORTGAGE, LLC, 350 Highland Drive,  
Lewisville, TX 75067)

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
NONE. TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

Addresses marked '++' were redirected to the recipient's preferred mailing address  
pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).**I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.****Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Aug 26, 2017

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 24, 2017 at the address(es) listed below:

ALEXANDRA T. GARCIA on behalf of Creditor Bank of America, N.A. [ecfmail@mwc-law.com](mailto:ecfmail@mwc-law.com)  
ANN E. SWARTZ on behalf of Creditor Bank of America, N.A. [ecfmail@mwc-law.com](mailto:ecfmail@mwc-law.com)  
ANN E. SWARTZ on behalf of Creditor NATIONSTAR MORTGAGE, LLC [ecfmail@mwc-law.com](mailto:ecfmail@mwc-law.com)  
BRIAN CRAIG NICHOLAS on behalf of Creditor NATIONSTAR MORTGAGE LLC [bnicholas@kmlawgroup.com](mailto:bnicholas@kmlawgroup.com)  
CELINE P. DERKRIKORIAN on behalf of Creditor BANK OF AMERICA, N.A. [ecfmail@mwc-law.com](mailto:ecfmail@mwc-law.com)  
JEROME B. BLANK on behalf of Creditor BANK OF AMERICA, N.A. [paeb@fedphe.com](mailto:paeb@fedphe.com)  
JOSHUA ISAAC GOLDMAN on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2006-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1 [bkgroupp@kmlawgroup.com](mailto:bkgroupp@kmlawgroup.com)  
LESLIE J. RASE on behalf of Creditor The Bank of New York Mellon, by its attorney in fact Ocwen Loan Servicing, LLC [pabk@logs.com](mailto:pabk@logs.com), [lerase@logs.com](mailto:lerase@logs.com)  
MARIO J. HANYON on behalf of Creditor BANK OF AMERICA, N.A. [paeb@fedphe.com](mailto:paeb@fedphe.com)  
MARISA MYERS COHEN on behalf of Creditor NATIONSTAR MORTGAGE, LLC [mcohen@mwc-law.com](mailto:mcohen@mwc-law.com)  
MATTEO SAMUEL WEINER on behalf of Creditor NATIONSTAR MORTGAGE LLC [bkgroupp@kmlawgroup.com](mailto:bkgroupp@kmlawgroup.com)  
SHANE H. HOBBS on behalf of Debtor Miranda Tsang [bkynotices@shanehobbslawoffice.com](mailto:bkynotices@shanehobbslawoffice.com), [shane@shanehobbslawoffice.com](mailto:shane@shanehobbslawoffice.com)  
STEVEN K. EISENBERG on behalf of Creditor The Bank of New York Mellon, by its attorney in fact Ocwen Loan Servicing, LLC [seisenberg@sterneisenberg.com](mailto:seisenberg@sterneisenberg.com), [bkecf@sterneisenberg.com](mailto:bkecf@sterneisenberg.com)  
THOMAS I. PULIO on behalf of Creditor THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWMBS, INC., CHL MORTGAGE PASS-THROUGH TRUST 2006-1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-1 [tpulio@kmlawgroup.com](mailto:tpulio@kmlawgroup.com)  
United States Trustee [USTPRegion03.PH.ECF@usdoj.gov](mailto:USTPRegion03.PH.ECF@usdoj.gov)  
WILLIAM C. MILLER on behalf of Trustee WILLIAM C. MILLER, Esq. [ecfemails@phl3trustee.com](mailto:ecfemails@phl3trustee.com), [philaecf@gmail.com](mailto:philaecf@gmail.com)  
WILLIAM C. MILLER, Esq. [ecfemails@phl3trustee.com](mailto:ecfemails@phl3trustee.com), [philaecf@gmail.com](mailto:philaecf@gmail.com)

TOTAL: 17

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF PENNSYLVANIA**

<b>In re:</b>	:	<b>Chapter 13</b>
	:	
<b>MIRANDA TSANG</b>	:	
	:	
	:	
<b>Debtor(s)</b>	:	<b>Bankruptcy No. 12-20703 JKF</b>

**ORDER TO SHOW CAUSE**

To debtor, debtor's attorney, and any party in interest:

On April 28, 2017, Nationstar Mortgage LLC filed a motion to approve loan  
modification

and scheduled a hearing thereon for May 25, 2017, which was continued several times, and  
ultimately to August 24, 2017. On that date, it was approved. However, neither debtor nor  
debtor's counsel replied to the motion, nor attended any of the hearings. The standing trustee has  
raised a concern that Nationstar was paid the full amount of its arrears, \$42,883, and of that,  
\$15,051.14 was subsequent to the actual date of the loan modification, August 12, 2015.

Debtor has also failed to make any trustee payments since February 17, 2017, and there is  
pending a trustee motion to dismiss. The standing trustee is reluctant to press the motion given  
the possibility of debtor's having paid Nationstar the full amount of its claimed arrears, when  
some or all of those arrears may have been accounted for in the loan modification.

Accordingly, it is hereby **ORDERED**, that debtor and her attorney shall appear in Bankruptcy Courtroom #3, Robert N.C. Nix, Sr. Federal Building & Courthouse, 900 Market Street, 2<sup>nd</sup> Floor, Philadelphia, PA on **Thursday, September 28, at 9:30 A.M.** Failing some other resolution, the standing trustee may file a motion for turnover of certain of the funds for distribution to the unsecured creditors, pursuant to a modified plan.



The Honorable Jean K. FitzSimon,  
Bankruptcy Judge

Dated: 8/24/17

Copies to:  
Miranda Tsang

Shane Hobbs, Esquire

Nationstar Mortgage, LLC

George M. Conway, Esquire  
Office the U.S. Trustee  
833 Chestnut Street  
Philadelphia, PA 19107

William C. Miller, Esquire  
Chapter 13 Standing Trustee  
P.O. Box 1229  
Philadelphia, PA 19105